

**CALENDAR ITEM
C36**

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10/14/14
PRC 3935.1
D. Oetzel

REVISION OF RENT

LESSEE:

Aspen Pines, LLC, a Nevada Limited Liability Company
13415 Grand Island Road
Walnut Grove, California 95690

LAND TYPE AND LOCATION:

0.23 acre, more or less, of sovereign land in Steamboat Slough, adjacent to
13415 Grand Island Road, near the town of Walnut Grove, Sacramento County.

AUTHORIZED USE:

Continued use and maintenance of an existing uncovered accommodation dock
with an attached covered single berth dock with landing, nine pilings, and
gangway.

LEASE TERM:

20 years, beginning December 1, 2004.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease
term. Pursuant to this provision, staff conducted a review of the rent under this
lease and recommends that rent be revised from \$894 per year to \$985 per year,
effective December 1, 2014.

OTHER PERTINENT INFORMATION:

1. Lessee has the right to utilize the upland adjacent to the Lease Premises.

2. On February 17, 2005, the Commission authorized a General Lease –
Commercial Use (Lease) to Sandras Clark for the continued use and
maintenance of an existing accommodation dock and walkway for the
Grand Island Mansion Restaurant; the lease commenced on December 1,
2004, and will expire on November 30, 2014. On August 8, 2010, the
Commission authorized the assignment and encumbrance of the Lease

CALENDAR ITEM NO. **C36** (CONT'D)

from Sandras Clark to Aspen Pines, LLC, a Nevada Limited Liability Company.

3. Staff conducted the rent review called for in the lease and recommends a rent increase.
4. Staff recommends that the Commission find that the subject revision of rent does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

EXHIBIT:

- A. Site And Location Map

RECOMMENDED ACTION:

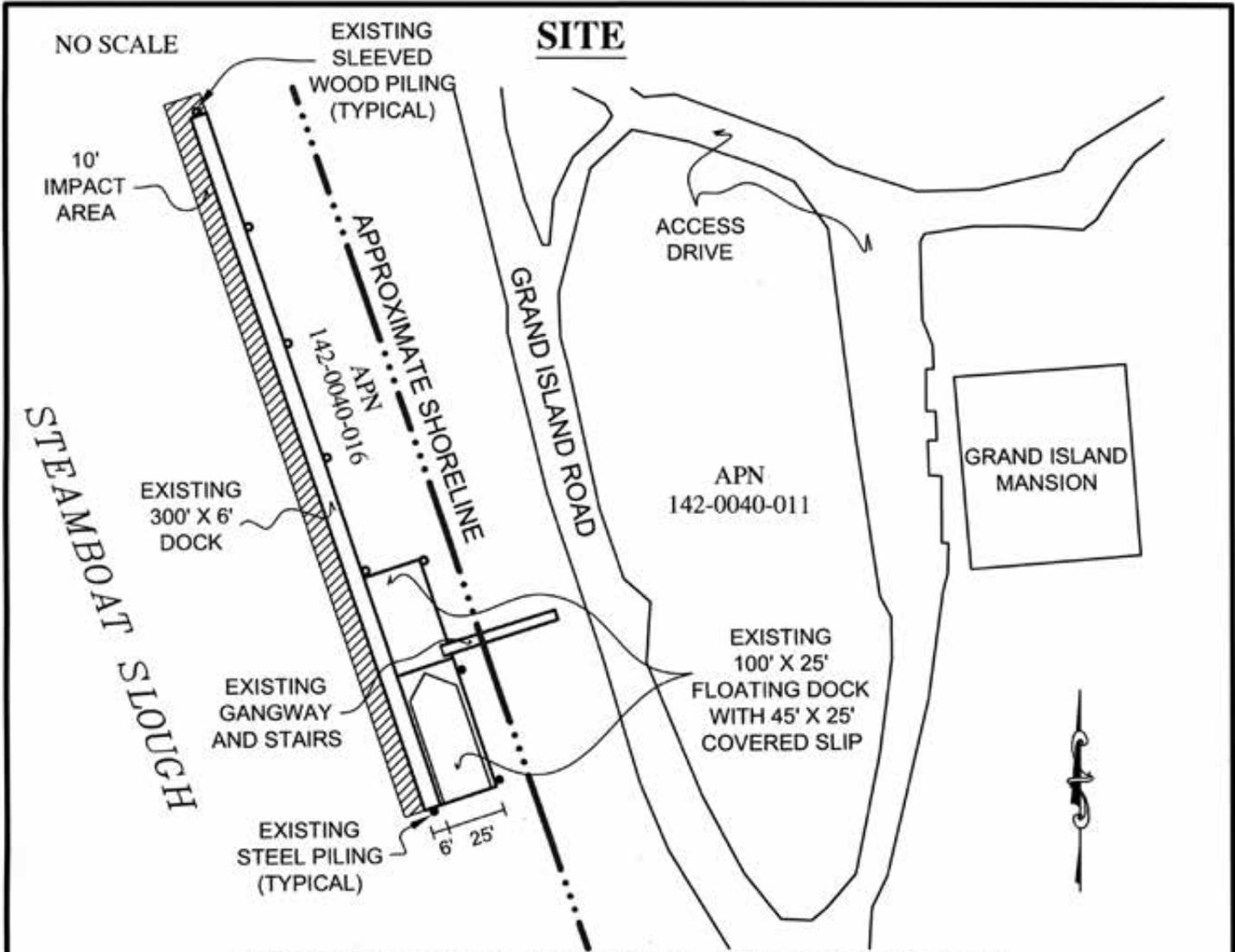
It is recommended that the Commission:

CEQA FINDING:

Find that the subject revision of rent is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

AUTHORIZATION:

Approve the revision of rent for Lease No. PRC 3935.1 from \$894 per year to \$985 per year, effective December 1, 2014.



13415 GRAND ISLAND ROAD, WALNUT GROVE



Exhibit A
 PRC 3935.1
 ASPEN PINES, LLC
 APNs 142-0040-011 &
 142-0040-016
 GENERAL LEASE -
 COMMERCIAL USE
 SACRAMENTO COUNTY



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.